

RECORD OF PROCEEDINGS

October 15, 2015

6:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 6:05 pm at New Albany Village Hall with the following members present: Dave Paul, Kasey Kist, Dean Swartz, Jay Herskowitz, Mike Chapplear, and Ron Lachey. Dean Swartz chaired the meeting. Staff members present were Stephen Mayer and Adrienne Joy, City of New Albany and Christopher Lohr, City of Columbus.

II. Record of Proceedings

Mr. Kist made a motion for approval of August 14, 2015 minutes, seconded by Mr. Paul . Motion passed 6-0.

III. Old Business

7240 Harlem Road (Z15-037):

Review and action regarding a Columbus application to rezone a 78.9 acre site located to the east of Harlem Road to allow for a mix of single family homes and multifamily units.

<i>Acreage:</i>	<i>78.9 ac</i>
<i>Current Zoning:</i>	<i>Rural Residential</i>
<i>RFBA District:</i>	<i>Town Residential</i>
<i>Proposed Use/Zoning:</i>	<i>L-R-2, Limited Residential, and L-AR-12, Limited Apartment Residential</i>
<i>Applicant:</i>	<i>Metro Development LLC, c/o Jeffrey L. Brown</i>
<i>Property Owner(s):</i>	<i>Daryl Vesner Tr. & Judith Fuller Tr.</i>

Mr. Lohr presented the application.

Mr. Herskowitz asked the applicant be sure they consider items such as road improvements and access management.

Mr. Swartz said this board has an open discussion with the applicant. He asked to hear from the applicant.

Mr. Jeff Brown, attorney for the applicant, said the Accord has been flexible in the past in this part of the world. This particular area is a transitional piece between surrounding mixed densities in the vicinity. This is the third version of this plan and has scored a 90% on the report card. The city asked us to rearrange the site, and we have rearranged the road to the west and added buffering and we have a better product because of that. Open space tries to preserve the rural character with large open spaces. This is a transitional piece in terms of development since it has a large single family component. City has required a traffic study. We have done that and it is under review by the city.

Mr. Swartz asked if they would be willing to lower the number of units.

Mr. Brown said we dropped 16 units to create a better product per staff's comments to improve open space. The proposed number of units makes the project work

Mr. Swartz as if the farmhouse on the property has any historical value.

Mr. Brown replied none that he is aware of. There are no other environmental factors either.

Mr. Kist asked if this is this in the Columbus School District?

Mr. Brown said yes under the win, win agreement.

Mr. Chappelear if the setbacks are not appropriate based on staff's comments?

Mr. Brown said it fluctuates from the Accord's recommendation.

Mr. Lohr said it fluctuates between 175 and 250 along Harlem approximately. Lower setbacks have been appropriate further south and the landscaping the applicant is proposing here appears to make the smaller setback acceptable.

Mr. Chappelear asked what the size of the gas line is in the easement?

Mr. Brown said is a high pressure line and he is not sure of the size.

Mr. Chappelear said his concern is that the buildings are right at the easement line. One of the large lines rupturing right next to the building can cause major damage.

Mr. Brown said the same relationship exists elsewhere. The gas company has restrictions in place that they have to meet.

Mr. Chappelear said other projects on the west side have had discussions of a connector road between this site and to the west. What is the relationship here?

Mr. Lohr said there is a road connection planned to go through this property. This applicant has provided a means for a possible future connection. The connecting road is currently a private road, but if it were to be publically dedicated then the connection could be made.

Mr. Brown said the connection is there if someone wants to do it.

Mr. Chappelear said if there is a connection it should be easy.

Mr. Brown said the city of Columbus traffic department is ok this.

Mr. Chappelear said you have two apartment buildings right on the property line that will affect the neighboring single family lots behind it. Can you spread around the single family houses so they back onto neighboring single family and put in apartments in the middle?

Mr. Brown said the gas line easement doesn't allow much flexibility for moving around buildings. The apartments are meeting the minimum setback requirements.

Mr. Chappelear said he understands it is meeting setback requirements but it is just 25 feet and there is

no additional buffer.

Mr. Brown said there will be landscaping to provide additional buffering.

Mr. Paul asked about the building elevations.

Mr. Lohr said the elevations are provided in the packets.

Mr. Herskowitz asked if there will be amenities.

Mr. Brown said there will be a clubhouse and pool.

Mr. Lohr showed the building elevations to the Accord.

Mr. Swartz asked for any comments from the public. Having hearing none he will entertain a motion for this application.

MOTION: To recommend this application Z15-037 for approval.

MOTION BY: Mr. Kist, seconded by Mr. Paul

RESULT: Approved 5-1 (Mr. Chappelle)

6140 Babbitt Road & Surrounding Parcels (ZC-73-2015)

Review and action regarding a New Albany rezoning application for an approximately 207.4 acre site to be known as Winding Hollow Zoning District.

<i>Acreage:</i>	<i>207.4</i>
<i>Current Zoning:</i>	<i>Agricultural (AG)</i>
<i>RFBA District:</i>	<i>Open Space and Rural Residential</i>
<i>Proposed Zoning:</i>	<i>Limited Office Campus District (L-OCD)</i>
<i>Applicant:</i>	<i>The New Albany Company c/o of Underhill Yaross LLC</i>
<i>Property Owner(s):</i>	<i>WH Holdings LLC, The New Albany Company LLC, and MBJ Holdings LLC</i>

Mr. Mayer presented the application. The Rocky Fork-Blacklick Accord was last updated in 2003 and at that time the Winding Hollow golf course existed and was categorized as open space. However, one of the strategies within the plan is that land that has direct access to the expressway should be designated for light industry, office or commercial use. Since 2003 the city of New Albany's business park has grown and been very successful on both sides of the State Route 161 expressway in Franklin and Licking Counties. The City of New Albany's 2014 Strategic Plan designates this area as future office use. Given its location near the city's existing business park, its proximity to the 161 and Beech Road interchange, it matched the city's future land use designation, and it scored a 95% on the score card staff recommend approval of the application.

Mr. Paul asked if there are any sensitive natural features of the site.

Ms. Joly said the preservation areas are around wetlands so the most important features are being preserved.

Mr. Kist asked if the application was scored under the office land use.

Mr. Mayer said that is correct.

Mr. Aaron Underhill, attorney representing the applicant, said they are excited to bring to applicant forward. The New Albany Company purchased the property in 2007 and continued its operation until

last year. This area is different than the rest of what's being done in Licking County since this is strictly an office use. This is part of a master planned 310 acre piece of the business park. This site is strategically located with Beech Road interchange since it has high visibility and easy access to the freeway. The OCD text has a lot of limitations and this really just office and data center uses. We are committing to protect these preservation area. This will have a positive effect on both the New Albany Plain Local and Licking Heights school districts. At this site, we made a conservative estimate that office uses at build out will generate \$4.2 million annually for the New Albany Plain Local and \$3.2 million annually for the Licking Heights school districts. We are going to improve the site environmentally to restore it to its natural state.

Mr. Rob Milligan, director of environmental department at EMH&T, said they have delineated the entire site and have submitted to the OEPA. It has been verified by the state. There are some category 3 wetlands and a high concentrated in the wooded area and some pockets elsewhere. They have created a plan that preserves the most valuable wetlands and tree stands. They have done a bat net study and there are no endangered bats on this site. This site will have very substantial stream restoration which is a unique opportunity. Many of the streams are piped into large ponds and their proposal is to mitigate this and daylight the streams and make it free flowing. This is very similar to the stream restoration at Rose Run. They are filling some wetlands and banking it at a site that is approximately 25 acres to the south of here. It is located at the northwest corner of Beech and Morse Road.

Mr. Chappellear said if there are any heron on the site.

Mr. Milligan said no.

Mr. Herskowitz asked if there is any public access to that wetland bank.

Mr. Milligan said there is currently not but they have tentative designs that may provide some public access.

Mr. Chappellear asked if the mitigation bank is in the city of New Albany.

Mr. Tom Rubey said it is a planned to ultimately be in the city of New Albany.

Mr. Swartz asked if there is opportunity for the school to get involved for an educational opportunity.

Mr. Milligan said they have a close relationship with Mr. Resch and other educators.

Mr. Herskowitz asked if there will be water and sewer available for neighboring properties once it is built out.

Mr. Rubey said it will come primarily from the north under State Route 161. There will also be an opportunity to connect to the south.

Mr. Swartz asked what kind of office uses will be here.

Mr. Rubey said this is anticipated to be professional office. There are options. This could be one large user or other scenarios where it could have multiple users.

Mr. Underhill said they believe this site is special enough to warrant a corporate headquarters but could be a mix of things.

Mr. Swartz asked the public for comments.

Ms. April Domine, Superintendent of the New Albany Plain Local School District, said there are increasingly limited areas to grow the tax base and the types of uses here would benefit the school district. We wanted to share our support of this project.

Mr. Arthur Jude, asked where utilities will come from. Will it come from under 161 for water and sewer?

Mr. Rubey said they have been studying the optimum way to service the site. There are several different ways to do that. Going under 161 is one way.

Mr. Jude asked if it is not decided yet.

Mr. Rubey said it is not decided yet. He knows the city engineer has looked at several scenarios.

Mr. Chappellear commented that he served on the community taskforce to look into how to better serve the schools. They spent over 60 hours doing this. They looked at every vacant parcel to see how it could develop. Having this parcel develop as commercial was a pretty much unanimous decision that this is how it should go.

MOTION: To recommend this application ZC-73-2015 for approval.

MOTION BY: Mr. Kist, seconded by Mr. Herskowitz

RESULT: Approved 6-0

V. New Business

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:10 pm.